

69-DR-2003#2

10/11/04

September 29th, 2004

PROJECT NARATIVE

This proposal is put forth to provide approximately 100 shaded parking spaces for Bashas' customers at their store #7 located at the southeast corner of Hayden and Indian School roads. The store is presently under construction and is scheduled to open soon.

Bashas' value their customers greatly and desire to do everything within their power to make the shopping experience a pleasant one. Everyone in Arizona knows what a car feels like after it sits, even for a short time, in a hot asphalt parking lot. The proposed shaded parking will really help make Bashas' customers feel more comfortable, especially on hot summer days.

The canopy structure consists of steel posts and beams and will be painted the same color as the steel accent canopy at the entry towers of Bashas'. In fact, all of the steel accent pieces on the buildings are painted this same color. This will provide continuity of design from the shade structure to the rest of the development.

The shade canopy consists of a tightly woven, but translucent fabric. Light weight and strong, the fabric is guaranteed by the manufacturer against tearing and fading. Unfortunately, custom colors are not available. However we've chosen a color from those available that actually corresponds very well with the center's color palette.

We believe the fabric, itself, adds yet another layer to the multi-colored nature of the design. Articulation by color is one of the main design themes. Every design element has it's own unique color and the shade canopy is no exception.

The "hip roof" shape of the shade canopy corresponds to the shape of the tile roof at the entry towers. The exposed steel framework is painted the same color as the rest of the exposed steel elements that exist on the buildings. Articulation of this separate element by a unique color is also a repeated theme. For these reasons, we believe the shaded parking as proposed is in character with our center's design.

Bashas' has canvassed the immediate neighborhood with regard to this proposal and found that the neighbors enthusiastically support it, calling it "a very unique quality"! Shaded parking will be a huge benefit to Bashas' customers for their comfort and safety. We trust the City of Scottsdale shares our enthusiasm for this proposal.



ROBERT KUBICEK
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Phoenix, Arizona •

Newport Beach, California •

PRINCIPALS:

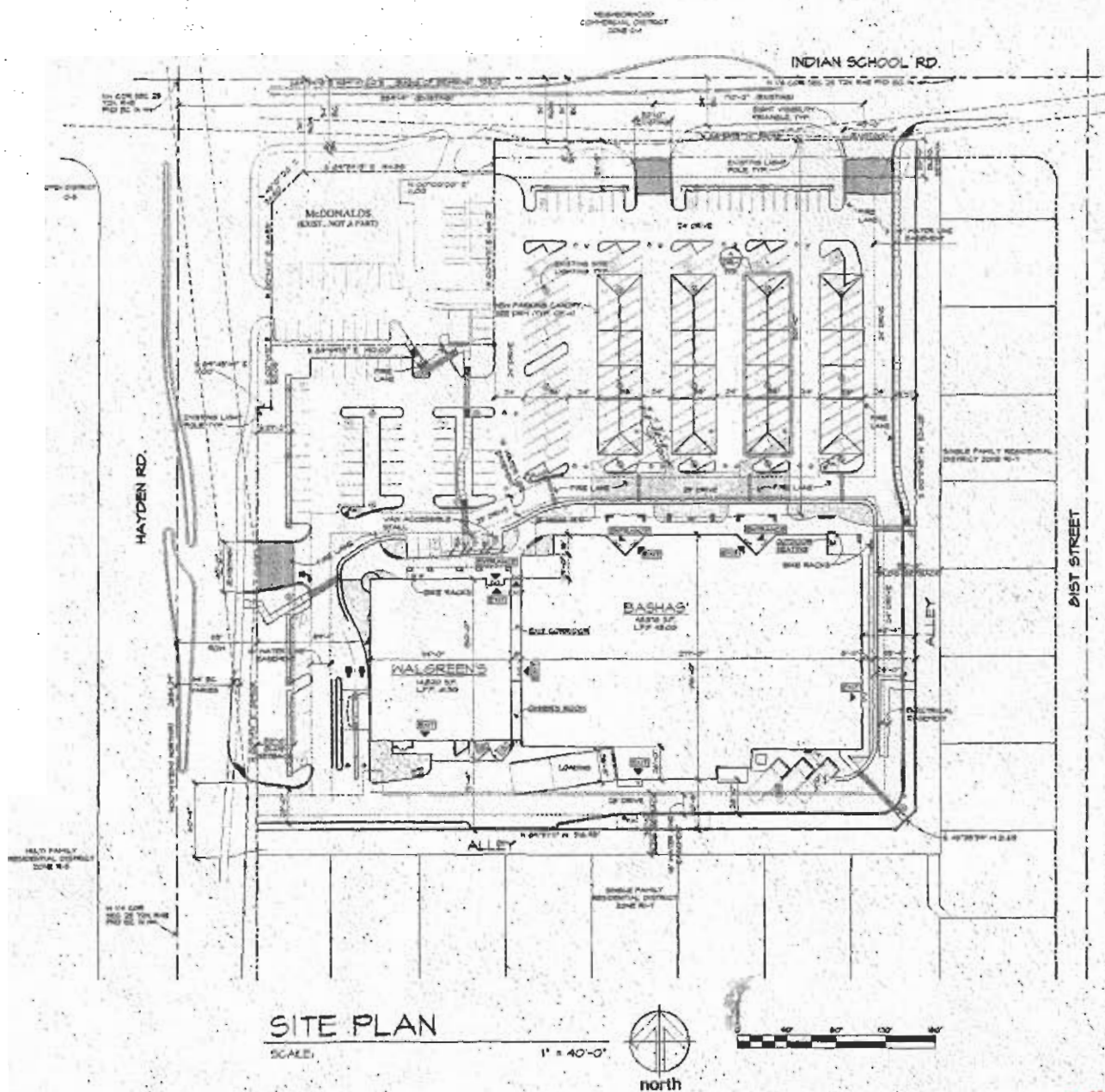
Robert W. Kubicek, A.I.A.

Bruce C. Bosley, R.A.

Harvey G. Untl, A.I.A.

Sheldon T. Shaw, A.I.A.

Daniel E. Scott, R.A.



SITE PLAN

SCALE:

1" = 40'-0"

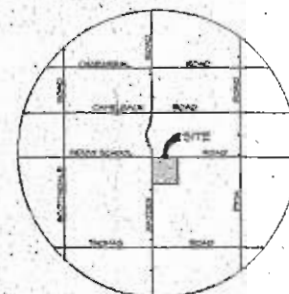


SITE DATA

ZONING	C-1
GROSS SITE AREA	6.22 AC 260,762 S.F.
NET SITE AREA	6.08 AC 262,720 S.F.
TOTAL BUILDING AREA	65,946 S.F.
LOT COVERAGE	24.1 %
OVERALL PARKING REQUIRED	
SITE PLAN	222 SPACES
STANDARD ACCESSIBLE REQUIRED	4 SPACES
VAN ACCESSIBLE REQUIRED	2 SPACES
OVERALL PARKING PROVIDED	
SITE PLAN	226 SPACES
STANDARD ACCESSIBLE PROVIDED	10 SPACES
VAN ACCESSIBLE PROVIDED	2 SPACES
MAJOR 1 (WALGREENS)	
BUILDING AREA (MAJOR 1)	14,820 S.F.
PARKING REQUIRED	
RETAIL (1/2500)	60 SPACES
ACCESSIBLE REQUIRED	24 SPACES
PARKING PROVIDED	
STANDARD STALLS	66 SPACES
ACCESSIBLE STALLS	5 SPACES
TOTAL PROVIDED	64 SPACES
BICYCLE CALCULATIONS	
1 SPACE FOR EVERY 10 REQUIRED SPACES = 1 x (60/10)	
REQUIRED 1 BICYCLE SPACES	
PROVIDED 8 BICYCLE SPACES	
MAJOR 2 (BASHAS')	
BUILDING AREA (MAJOR 2)	48,976 S.F.
PARKING REQUIRED	
RETAIL (1/3000)	162 SPACES
ACCESSIBLE REQUIRED	648 SPACES
PARKING PROVIDED	
STANDARD STALLS	160 SPACES
ACCESSIBLE STALLS	4 SPACES
TOTAL PROVIDED	164 SPACES
BICYCLE CALCULATIONS	
1 SPACE FOR EVERY 10 REQUIRED SPACES = 1 x (162/10)	
REQUIRED 17 BICYCLE SPACES	
PROVIDED 30 BICYCLE SPACES	

LEGAL DESCRIPTION

A PORTION OF TRACT A, SCOTTSDALE STATES FIVE, ACCORDING TO BOOK 75 OF MAPS, PAGE 40, AS RECORDED BY MARICOPA COUNTY.



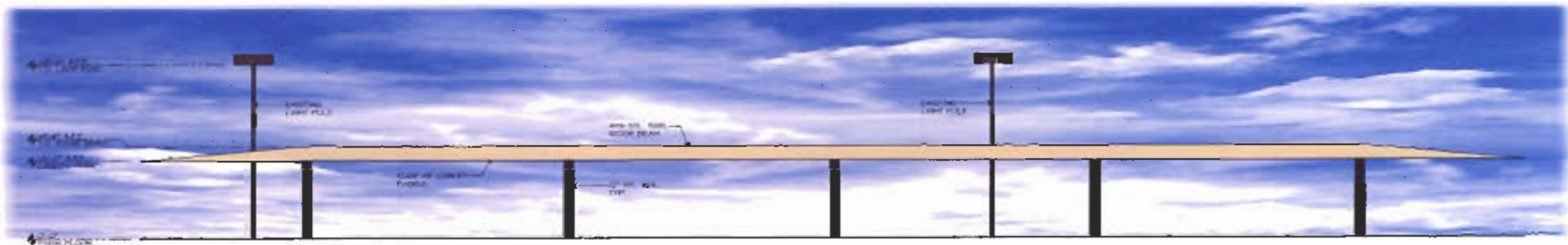
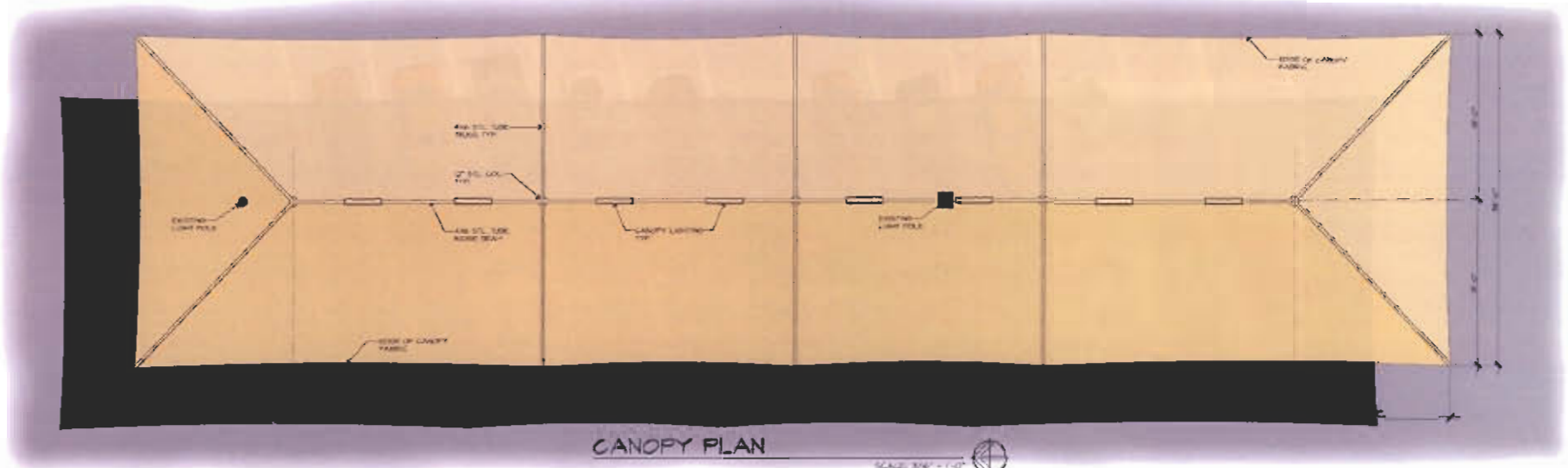
VICINITY MAP

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2333 EAST THOMAS ROAD
SCOTTSDALE, ARIZONA 85251
TEL: (602) 953-0406
FAX: (602) 953-3900

Bashas' MARKET, STORE NO. 7
S.E.C. HAYDEN AND MOORE SCHOOL ROAD
SCOTTSDALE, ARIZONA 85251
101 BASHAS' MARKET, INC.
101 BASHAS' MARKET, INC.
CHANDLER, ARIZONA

sheet **SP-1**
design by **SP-1**
drawn by **SP-1**
checked by **SP-1**
job #2779.00



NOTE:
CANOPY FABRIC SHALL BE
TRANSPARENT BY POLYESTER
CANOPY COLUMNS & BEAMS
SHALL BE PAINTED VIVID RED
PRAISE (R000) LRV 10

**ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES, INC.**
2233 EAST THOMAS ROAD
SCOTTSDALE, ARIZONA 85261
TEL: (480) 952-1555
FAX: (480) 952-1990

PLAN & ELEVATIONS
SCALE 1/8" = 1'-0"

MARKET, STORE NO. 7
S.E.C. HAYDEN AND MEDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA
85261
TEL: (480) 952-1555
FAX: (480) 952-1990

DR-1

10/11/04

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Parking Shades

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Bashas'

STORE # 07
S.E.C. Hayden and Indian School Road
Scottsdale, Arizona

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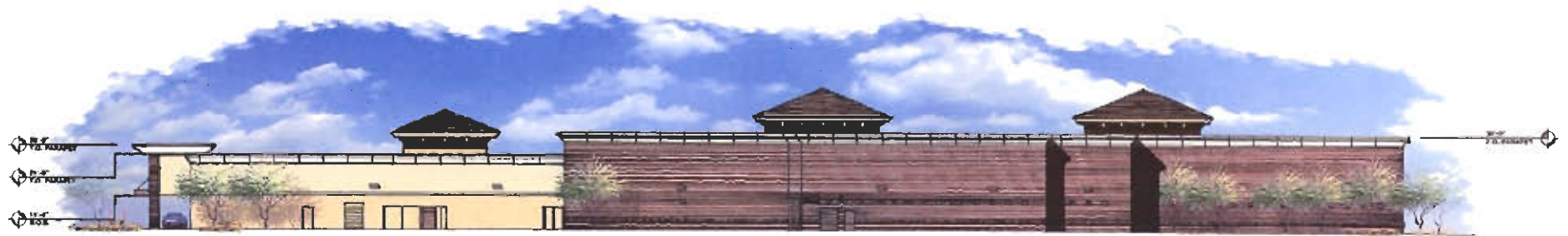


NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION

1/2" = 1'-0"

Pederson
GROUP INC.

S.E.C HAYDEN & INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA

2004
10 11 04

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